
Housing Committee Meeting Summary – June 1, 2026

COMMITTEE AGENDA TOPICS

1. Policy Referral - Affordable Housing Funding Policy: 2024 Bond Cycle Review
2. Housing Innovation – Public Development Model

COMMITTEE INFORMATION

Committee Members Present: LaWana Mayfield (CMGC), Joi Mayo (CMGC), J.D. Mazuera Arias (CMGC), Renee’ Johnson (virtual), Kimberly Owens (CMGC)

Committee Members Absent: n/a

Other Council Members: n/a

Staff Resources: Monica Allen, City Manager’s Office
Rebecca Hefner, Housing & Neighborhood Services
Warren Wooten, Housing & Neighborhood Services

Meeting Duration: 9:00 – 10:40 AM

MEETING SUMMARY

City Council member Mayo called the meeting to order and asked everyone to introduce themselves.

Policy Referral: Affordable Housing Funding Policy – 2024 Bond Cycle Review

On February 3, 2026, the Mayor asked the Committee to consider what enhancements are needed to the Affordable Housing Funding Policy to integrate with the goals of the Mobility Plan to mitigate displacement pressures now that transit and transportation projects are funded. At the February meeting, the Committee reviewed the current policy adopted by Council in September 2024. At the March meeting, the Committee reviewed how the policy prioritizes anti-displacement strategies, alignment with the Mobility Plan, and existing partnership strategies.

The Committee reviewed policy advancements achieved in the 2024 bond cycle, noting that when Council signaled its priorities through the funding policy categories and allocation goals, both staff and the market responded. Examples include:

- Council signaled interest in creating more affordable home ownership opportunities. Developers responded with increased homeownership proposals resulting in 15 affordable ownership developments supported.
- Council prioritized examining how to evaluate success including measuring resident outcomes. Staff have been working behind the scenes to implement this; vendors have been selected through a competitive proposal process, and the evaluation work will be getting underway soon.
- Council prioritized housing innovation. This played a key role in attracting the recent national Housing Innovation Summit, which helped position Charlotte as an innovative leader in the affordable housing space and may lead to future innovative housing opportunities.

Staff also reviewed notable policy advancements that occurred in the 2024 bond cycle, and policy considerations for the upcoming 2026 bond cycle including:

- Encourage affordable housing in a broader range of neighborhoods and market contexts.
- Increase alignment between housing and mobility investments.
- Expand opportunities for mixed use and mixed income development.
- Continue supporting residents vulnerable to displacement and housing instability.
- Some funding categories may not be addressed within the then-current bond cycle, as project proposals often take 18 months or more to develop. Clearly communicating priorities is therefore essential to ensuring they are reflected in both the current and future bond cycles.

Committee Discussion Highlights:

- Expressed interest in hearing UNCC's research findings.
- Expressed interest for encouraging development of affordable and mixed-use options further along the Blue Line extending towards Pineville.
- Interest in identifying ways to assist HOAs to strengthen their bylaws in support of homeownership opportunities.
- Emphasized importance of tracking city investment outcomes, including resident outcomes and long-term performance of developers/owners, and the condition of the developments.
- Expressed interest in learning about code enforcement penalties and their role in supporting resident quality of life, safe housing conditions, and code enforcement activities.
- Expressed interest in exploring technology that would allow residents to track the status of code enforcement cases and view code violations by property owner over time, referencing similar efforts being explored in NYC.
- Interest in exploring opportunities to improve city efficiencies in processes in order to accelerate the delivery of affordable housing and reduce project turnaround time.
- Interest in exploring a community engagement center for the Silver Line project, comparable NCDOT's center for its I-77 project.
- Encouraged establishing guardrails for funding and investment categories that maintain flexibility while ensuring resources are allocated based on impact rather than project timing. Also noted the importance of considering the expectations of developers who may rely on original funding allocation targets when moving funds between allocation categories is considered.
- Consider impacts of concentrated lower-income housing on the ability to attract and sustain higher-end retail and commercial amenities over time.
- Be mindful of how HTF investments align with other city priorities, including Vision Zero, Strategic Investment Areas, Mobility Plan, and infrastructure needs/gaps.
- Corporate institutions should play a role in providing affordable housing, recognizing that housing affordability directly affects corporate workforce.

Next Steps:

- June: City Council budget adoption (\$125M housing bond)
- July: Community engagement session; staff begins drafting policy investment priorities and allocation goals for Committee consideration and deliberation
- August: Housing Committee finalizes policy revisions for advance to full Council in advance of November referendum

Affordable Housing Innovation – Public Development Model Activation

The Affordable Housing Funding Policy encourages innovative, scalable approaches to housing affordability and new incentives to activate private market participation in affordable housing development. At the

January 2026 meeting, the Committee discussed the Public Development Model, and expressed interest in further evaluation.

Staff provided an overview of the Public Development Model:

- The traditional gap financing model has limited use and applicability for mixed-use/mixed-income development and locations where traditional LIHTC/gap-funded models will not work.
- Compensation is fee-based, not equity based.
- Market rate rents cross-subsidize affordability, improve debt coverage and bond feasibility, and reduce reliance on scarce subsidy dollars.
- Mixed-income improves financial stability, long-term asset conditions and resident outcomes.
- City Role: issues tax-exempt revenue bond, owns the real estate, sets affordability and policy goals, selects development team with appropriate expertise through competitive request for qualifications (RFQ) process (note that there are a limited number of firms experienced in this development model).
- Private-sector Role: develop, manage and maintain the property.

The Committee had an opportunity to discuss implications of bond financing, managing risk overall, specialized legal assistance needed, and the RFQ process to solicit partnership proposals from experienced firms for Council consideration.

Market rate units are not the objective, they are the financing mechanism. While AMI unit allocations are not known in advance, they will be proposed by each developer responding to the RFQ for Council consideration.

Committee Discussion Highlights:

- Importance of investing in housing quality and housing people over amenities provided in the development (e.g., currently trending amenities such as gyms and saunas), while balancing quality of life for residents.
- Important to consider how annual rent increases – including those allowed in LIHTC and city-supported developments - impact low-income and fixed-income tenants. Consider including requirements in city-supported deals to address this within what is allowed by state statute.
- City-supported housing developments should include support for all AMI levels including 30% AMI; if a developer cannot afford to include units serving the city's most vulnerable residents those developers/development proposals should not be selected.

MOTION AND VOTE

Council member Mazuera Arias made a motion to advise staff to continue moving forward exploring the public development model, including:

- Engage specialized legal assistance to support the development and review of specific projects.
- Release an RFQ to identify a range of approaches, models, and potential design-build-manage partners that best meet city goals.
- Partners produce specific development proposals for City Council consideration.

Council member Owens seconded the motion. The vote was 4:1 in favor of the motion (Mayfield, Mayo, Mazuera Arias, Owens in favor; Johnson opposed).

Adjournment

Meeting adjourned at approximately 10:40 a.m.

MEETING MATERIALS

All meeting materials are available online at the [Charlotte Legistar Site](https://charlottenc.legistar.com/Calendar.aspx) (<https://charlottenc.legistar.com/Calendar.aspx>) . City Council Committee meeting videos and transcripts can be viewed on the [City of Charlotte's YouTube channel](https://www.youtube.com/charlottegovchannel) (<https://www.youtube.com/charlottegovchannel>). The direct link to the May 6, 2026 meeting video link is [City Council Committee Meetings - June 1, 2026](https://youtu.be/Kj5xSsQlfps?t=688) (<https://youtu.be/Kj5xSsQlfps?t=688>).
